



HPC Docket # 16-004

Certificate of Appropriateness for Needham Family Partnership located at 31 North Main, TIN # 06-025-0014

REPORT SUMMARY...

<i>Project Name:</i>	31 North Main Façade Remodel
<i>Owner/Proponent:</i>	Needham Family Partnership / Adam Brown
<i>Request:</i>	A Certificate of Appropriateness for a Building Façade Renovation
<i>Current Zoning:</i>	Town Center - Historic District (TC-HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	August 1, 2016
<i>Presented By</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 16-004, Needham Family Partnership, located at 31 North Main Street; TIN # 06-025-0014.

PROJECT

The applicant, Adam Brown, is proposing a new pancake restaurant name "Stacked" at 31 North Main Street. The property is approximately 0.06 acres (2,673 SF) in size with an existing single story (interior mezzanine level in rear) commercial building. The building fronts Main Street and has a rear entry accessing the public parking areas in the middle of the block. The space was most recently occupied by a Sunstone, an art gallery. The applicant is proposing to remove the existing plywood front façade material and place re-claimed barn wood and molding. A new upper parapet and recessed cove lighting is also proposed on the front façade. The rear façade is proposed to have the original upper area window opening restored with bronze finish window frames and doors.

HISTORICAL BACKGROUND

The building was built circa 1889. In Michael Christensen's *1978 Survey for Historic Homes for Logan City*, the building is listed as "Contributory" in the preliminary evaluation and the building condition is considered "Good", but the integrity of building is considered compromised, with "Major Alterations". The survey states the original brick building is now covered in with aluminum siding. The original owner of the building was N. A. Lindquist, who ran a furniture and coffin business.

The 1999 Reconnaissance Level Survey (RLS) gives the building a "C" evaluation, meaning the building is considered *noncontributory* to the historic district, built within the historic period, but has had major alterations. The 2011 RLS also gives the building a "C" evaluation, meaning the building is considered *noncontributory* to the historic district, built within the historic period, but has had major alterations.

Many of the really old photographs (early 1900's) along Main Street are difficult to clearly see this building. A photo taken of the building in 1960 appears to show the original brick with decorative masonry cornices and trims. A large awning covers most of the lower part of the building; however large storefront windows, similar to the ones existing, are visible.



This current photo shows the existing plywood facade



This 1960 photograph shows the brick façade and cornice

CERTIFICATE OF APPROPRIATENESS

The Land Development Code (LDC) §17.27.070 requires a Certificate of Appropriateness to be obtained for any exterior construction requiring a building permit.

Historic District Design Standards

The Historic District Design Standards (HDDS) CR-1 states the following about commercial rehabilitation: *"Certain features are characteristic of historic commercial structures in downtown Logan. Many of these features were originally designed to help draw the attention of customers and thus are often pedestrian friendly. These features are important to address in commercial rehabilitation efforts in order to preserve the integrity of the historic structure. The following standards explain and illustrate the features that the Historic Preservation Committee will examine during its review of a project proposal."*

This proposal does not change the architectural design or layout of the front façade, it only proposes new materials to be over existing plywood materials. Although rustic and historic looking, reclaimed barn wood is not associated with historic Commercial building along Main Street and would not be considered an appropriate material for an original brick building. The current veneer of plywood on the façade placed around 1970 has compromised this building's character and historical contribution to the district. An additional layer of wood on this façade would not bring the building any closer to contributing to the Historic District.

The primary purpose of historic preservation is to preserve and repair original building materials and design features. If materials are beyond preservation, then replacement is necessary and should be done with a similar material to that of the original. Staff is recommending that if the existing plywood is to be removed, the original brick should be exposed. If the original brick is beyond preserving, it should be replaced with a similar size shape and colored brick. The cornice and trim should match the style of that shown in the 1960 photograph. The plywood kickplate should also be removed exposing the original material. If the original material is not present, a masonry material should be used. The reclaimed barnwood could be used as part of the signage, or on the interior of the building.

PUBLIC NOTICE

Fifteen days prior to the public hearing (8/1/2016), Public Notice letters were sent to adjacent property owners with a 300 foot radius of the property and legal notice was published in the Herald Journal.

PUBLIC COMMENTS

No public comment has been received for the project.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Historic Preservation Committee.

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The front façade should consist of brick. If the original brick behind the plywood is beyond preservation or repair, new brick materials should closely match the original.
3. Alterations to the cornice and trim should closely match the 1960's photograph.
4. The kickplate shall be a masonry material and retain the current size and shape.
5. The rear façade shall have bronze finished window frames and door as proposed.
6. Exterior lighting fixtures shall resemble historic period. Lighting shall comply with the Land Development Code §17.37.090 and be down-lit.
7. Any new signage requires a separate sign permit to be issued by the Community Development Department.
8. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
9. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

RECOMMENDED FINDINGS FOR APPROVAL

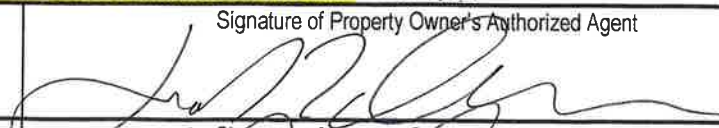

The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central location for the community's historic and cultural resources.
3. As conditioned, the building would likely receive an upgraded review and become contributing to the Historic District.
4. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior's Standards for Rehabilitation and Reconstruction*.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Historic Preservation Committee meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Historic Preservation Committee meeting.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received 7-11-16	Received By	Receipt Number 225048	Zone TC-HD	Application Number HPC 16-004
PROJECT NAME 31 N. MAIN - FACADE REMODEL				
PROJECT ADDRESS 31 N. MAIN, LOGAN			COUNTY PLAT TAX ID # 06 -025 -0014	
AUTHORIZED AGENT (Must be accurate and complete) ADAM BROWN			MAIN PHONE # 435-770-2178	
MAILING ADDRESS 350 S 600 E	CITY RIVER HEIGHTS	STATE UT	ZIP 84321	
EMAIL ADDRESS ADAMBx@GMAIL.COM				
PROPERTY OWNER OF RECORD (Must be listed) Needham family partshup			MAIN PHONE # 435-232-1300	
MAILING ADDRESS 250 West center	CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS Joecn007@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) THE 31 N MAIN FACADE REMODEL WILL CONSIST OF FIXING UP THE FRONT FACADE OF THE BUILDING. THE CURRENT CONDITION OF THE FRONT IS AN EYE SORE TO D.T. LOGAN. IT IS DATED, HAS HOLES, WORN BY WEATHER, AND AN UGLY COLOR. THIS UPDATE SHOULD HELP IMPROVE THE APPEARANCE AND APPEAL OF D.T. LOGAN. WE PLAN ON A SIMPLE PROJECT THAT WILL REMOVE THE CURRENT WOOD SIDING AND MOLDING TO UPDATE WITH A CLEAN AND MODERN, YET HISTORIC LOOK. WE WANT TO ADD A NEW MOLDING.			Total Lot Size (acres) .05 ACRE	
			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots NA	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL - CONT.				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner 		

Clean up of the back

31 north main

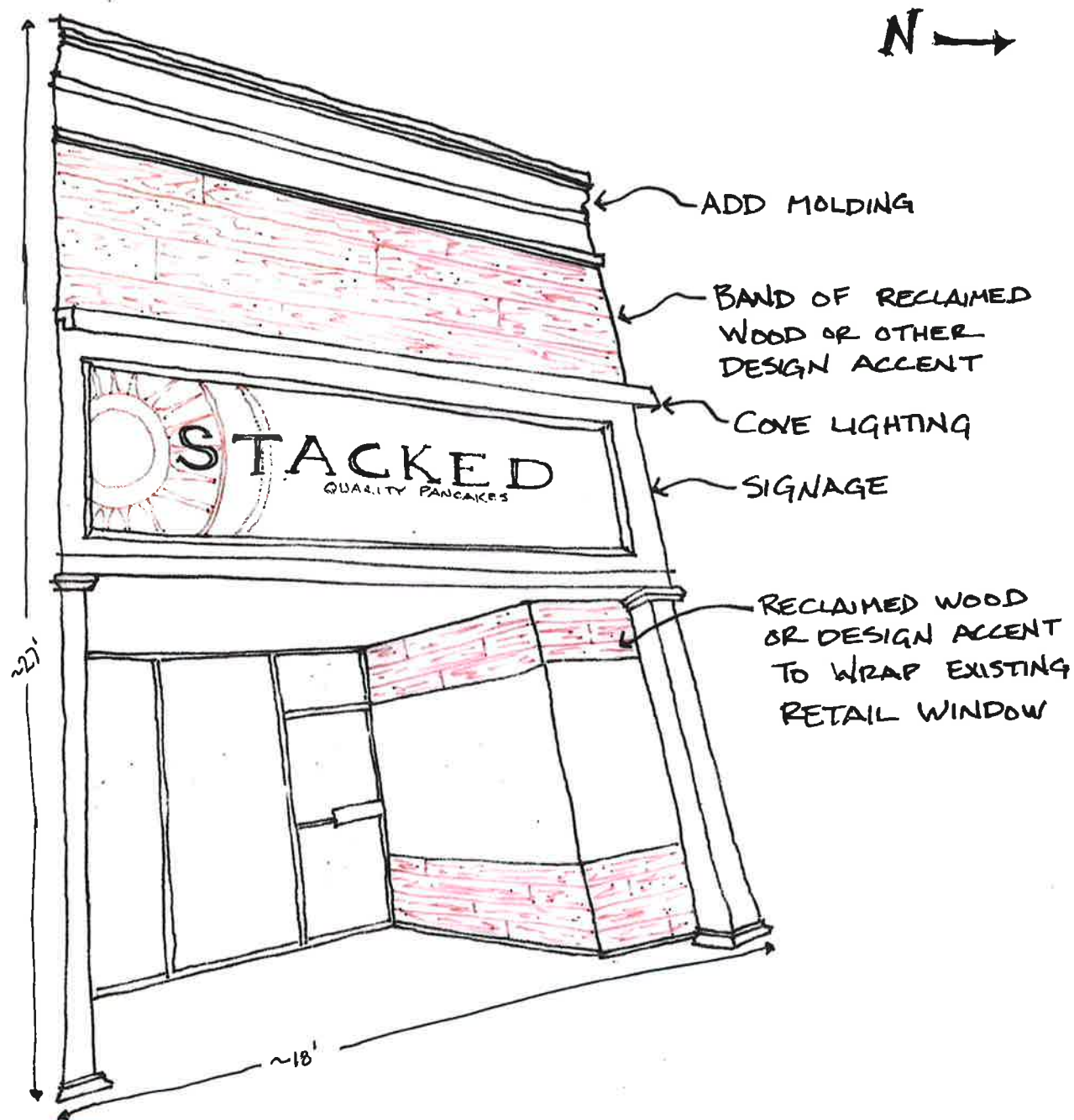
On the back of the building the plan is to replace the three covered windows on the upper part of the building. The back door would also be replaced with the metal matching the upstairs window. With dark metal has the accent. The windows would also have decorative slats making them look older, and more historic look. With the back facade with a new coat of paint.

06-025

TAX UNIT 127

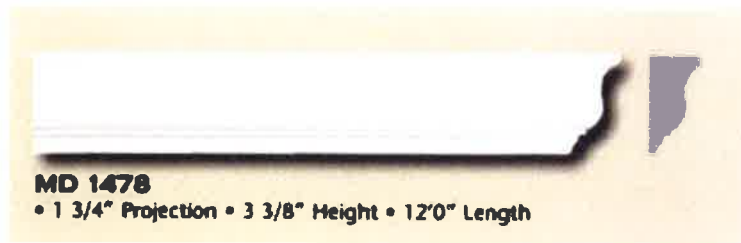
SEE 06-029



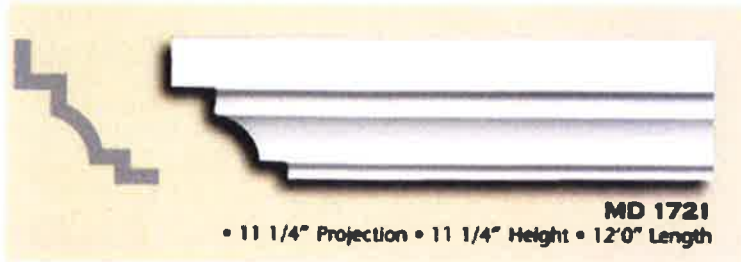


Stacked Exterior

Option 1: Retain Existing Retail Window



SAMPLE OF POSSIBLE MouldING
 TO BE USED ON FRONT OF
 BUILDING.



THIS IS AN EXAMPLE OF A RECLAIMED
 BARNWOOD TO BE USED AS ACCENTS
 ON THE FRONT OF THE BUILDING.

WOOD COLORS MAY VARY



HERE IS AN EXAMPLE OF HOW THE RECLAIMED
 BARN WOOD HAS BEEN USED AS SIDING.



~~RECLAIMED~~

SAMPLE OF A SIMPLE COLUMN MADE WITH WOOD.
 WE PLAN TO DO SOMETHING SIMILAR ON THE FRONT.

CURRENT FACADE





Back with covered windows



WINDOWS WILL BE FRAMED IN A BRONZE
COLORED METAL (SIMILAR TO FRONT OF BUILDING).
THEY WILL ALSO HAVE A CRISSCROSS PATTERN
TO GIVE THEM THE OLDER HISTORIC LOOK.

DOORS WILL BE DONE WITH THE SAME
BRONZE METAL.

Windows and new back door with new paint

MATERIAL/COLOR OF WINDOWS

PICTURES OF WOOD + MOLDING